

# **EXHIBIT 61**

ELECTRONICALLY RECORDED

2016187344

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**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**GENERAL WARRANTY DEED**

DATE: October 27, 2016

GRANTOR: Eric Herschmann

GRANTOR'S

MAILING ADDRESS: 210 Lavaca Street, #1903  
Austin, Texas 78701

GRANTEE: Orly Genger

GRANTEE'S

MAILING ADDRESS: 210 Lavaca Street, #1903  
Austin, Texas 78701

CONSIDERATION: \$10.00 and other valuable consideration, the receipt of which is hereby acknowledged.

PROPERTY (including any improvements):

A Fifty Percent (50%) undivided interest in and to Residential Unit No. 1903 of BLOCK 21 CONDOMINIUMS, a condominium project in Travis County, Texas, according to the Declaration of Condominium Regime for Block 21 Condominiums, recorded under Document No. 2010182736, Official Public Records of Travis County, Texas, as amended by the First Amendment to Declaration of Condominium Regime for Block 21 Condominiums, recorded under Document No. 2011020755, Official Public Records of Travis County, Texas, together with an undivided interest in the common elements and being located within the Residential Master Unit of Block 21 Master Condominiums, a condominium project in Travis County, Texas, according to the Declaration of Condominium Regime for Block 21 Master Condominiums, recorded under Document No. 2010182735, Official Public Records of Travis County, Texas, **SAVE AND EXCEPT AND RETAINED BY GRANTOR:** (i) all appurtenant rights to Storage Space Nos. S257, S258 and S259, as created in the Assignment of Storage recorded under Document No. 2011022353, Official Public Records of Travis County, Texas; (ii) all appurtenant rights to Parking Space Nos. P2106, P2107 and P2108, as created in the Assignment of Parking recorded under Document No. 2011022351, Official Public Records of Travis County, Texas; and (iii) all appurtenant rights to Parking Space No. P2033, as created in the Assignment of Parking recorded under Document No. 2011066545, Official Public Records of Travis County, Texas, and the Transfer and Reassignment of Parking Space(s) recorded under Document No. 2013182974, Official Public Records of Travis County, Texas.

This conveyance is made and accepted subject to all restrictions, covenants, conditions, rights-of-way, assessments, outstanding royalty and mineral reservations and easements, if any, affecting the above described property that are valid, existing and properly of record and subject, further, to taxes for the year and subsequent years.

Grantor, for the Consideration and subject to the Reservations from and Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from and Exceptions to Conveyance and Warranty.

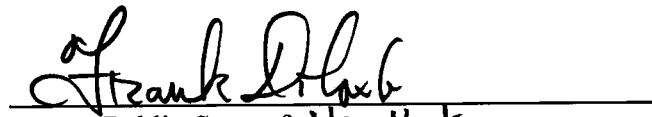
When the context requires, singular nouns and pronouns include the plural.

  
ERIC HERSCHMANN

THE STATE OF New York §  
COUNTY OF New York §

This instrument was acknowledged before me on this 27<sup>th</sup> day of October 2016 by Eric Herschmann.

(SEAL)

  
Notary Public-State of New York

FRANK DICARLO  
Notary Public, State of New York  
Qualified in New York County  
Reg No. 02D16308542  
Expires July 28, 2015

FRANK DICARLO  
Notary Public, State of New York  
Qualified in New York County  
Reg No. 02D16308542  
Commission Expires July 28, 2015

{W0713364.1}



FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS

  
DANA DEBEAUVOIR, COUNTY CLERK  
TRAVIS COUNTY, TEXAS

November 08 2016 02:53 PM

FEE: \$ 30.00 2016187344